043.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	895,300	/	895,300
USE VALUE:	895,300	/	895,300
ASSESSED:	895,300	/	895,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76	-78	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERLINGHIERI MARIO A &JUDITH A
Owner 2:	TRS/ MJB 76-78 WEBSTER TRUST
Owner 3:	
Street 1:	15 MORTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BERLINGHIERI MARIO A--ETAL -
Owner 2:	BERLINGHIERI JUDITH ANN -
Street 1:	15 MORTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,984 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2382 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4984.000	439,700		455,600	895,300
Total Card	0.114	439,700		455,600	895,300
Total Parcel	0.114	439,700		455,600	895,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.86 | /Parcel: 375.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	30086
GIS Ref	
GIS Ref	
Insp Date	11/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	439,700	0	4,984.	455,600	895,300	895,300	Year End Roll	12/18/2019
2019	104	FV	339,700	0	4,984.	484,100	823,800	823,800	Year End Roll	1/3/2019
2018	104	FV	339,700	0	4,984.	353,100	692,800	692,800	Year End Roll	12/20/2017
2017	104	FV	318,200	0	4,984.	307,500	625,700	625,700	Year End Roll	1/3/2017
2016	104	FV	318,200	0	4,984.	262,000	580,200	580,200	Year End	1/4/2016
2015	104	FV	282,900	0	4,984.	256,300	539,200	539,200	Year End Roll	12/11/2014
2014	104	FV	282,900	0	4,984.	210,700	493,600	493,600	Year End Roll	12/16/2013
2013	104	FV	294,600	0	4,984.	200,500	495,100	495,100		12/13/2012

!3640!

PRINT

Date	Time
12/10/20	18:50:19

LAST REV

Date	Time
04/09/19	14:37:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3640

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERLINGHIERI MA	68054-76		9/21/2016	Convenience	1	No	No		
	12714-645		10/17/1974			No	No		N

USER DEFINED

Prior Id # 1:	30086
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2009	1146	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
4/29/2000	Inspected	197	PATRIOT
2/10/2000	Mailer Sent		
2/10/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4984		Sq. Ft.	Site		0	80.	1.14	1									455,617						455,600	

Total AC/HA:	0.11442	Total SF/SM:	4984	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	455,617	Spl Credit		Total:	455,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09080601
Const Adj.:	0.98000199
Adj $ / SQ:	181.729
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	597366
Depreciation:	157705
Depreciated Total:	439662

COMMENTS

PDAS..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

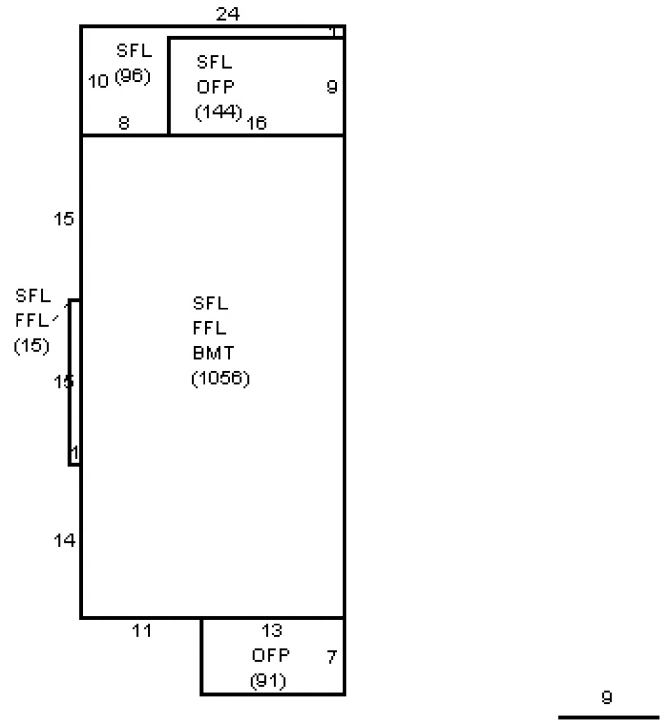
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.73
Special Features:	0	Val/Su Net:	119.71
Final Total:	439700	Val/Su SzAd	184.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,311	181.730	238,246
FFL	First Floor	1,071	181.730	194,631
BMT	Basement	1,056	54.520	57,572
OFP	Open Porch	235	23.050	5,417
	Net Sketched Area:	3,673	Total:	495,866
Size Ad	2382	Gross Are	3673	FinArea 2382

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	